

# CITY OF MESA

## MINUTES OF THE PLANNING AND ZONING BOARD STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
October 14, 2008 at 7:30 a.m.

### MEMBERS PRESENT

Pat Esparza, Chair  
Frank Mizner, Vice Chair  
Randy Carter  
Beth Coons  
Scott Perkinson  
Chell Roberts  
Ken Salas

### MEMBERS ABSENT

None.

### OTHERS PRESENT

Dorothy Chimel  
Tom Ellsworth  
Krissa Lucas  
Maria Salaiz

Hector Tapia  
Wahid Alam  
Josh Mike  
MaryGrace McNear

Sean Lake  
Gordon Sheffield  
Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the October 16, 2008 regular Planning & Zoning hearing.

The items on the October 16, 2008, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendment:

- a. **GPMInor08-12 (District 5)** The 3200 to 3300 blocks of North Recker Road (west side). Located north of Longbow Parkway and west of Recker Road. (49.08± ac.) General Plan Minor Amendment to change the General Plan Land Use Map from Business Park (BP) to Community Commercial (CC). This request will allow for commercial uses and align the land use category for this site with the Falcon Field Sub-Area Plan. Associates, LLC, Robert M. McNichols, managing member, owner; Sean Lake, Pew and Lake, PLC, applicant.  
**COMPANION CASE Z08-63.**

Chairperson Esparza opened the Public Meeting for the above General Plan Amendment.

Krissa Lucas, Planner II, stated that this request is to change the designation for Lot 3 within the Lowbow Business Park and Golf Club to align the land use with the Falcon Field Sub-Area Plan and to reconfigure the zoning to align with the approved subdivision plat and allow for future commercial and employment uses; adding that staff is recommending adoption.

As there were no citizens present who wished to speak on this issue, Chairperson Esparza

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declared the public meeting closed.

3. Hear an update on upcoming text amendment to the Mesa 2025 General Plan (GPMinor08-13) scheduled for November 20, 2008 Planning & Zoning Board hearing.

Wahid Alam, Senior Planner and Josh Mike, Planner I, gave an update on the upcoming text amendment to the Mesa 2025 General Plan, which will be heard at the November 20, 2008 hearing.

4. Discuss possible changes to the 2009 Planning & Zoning Board schedule.

Discussion ensued regarding the 2009 Planning and Zoning Board schedule. It was determined that the dates for the March, May and October 2008, hearings would be changed due to conflicts.

5. Minutes – submit any corrections, additions, deletions.

None.

The meeting adjourned at 8:20 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

***NOTE: Audiotapes of the Planning & Zoning Study Sessions are  
available in the Planning Division Office for review.***